

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2517

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PARCEL 1:

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the intersection of the southwestern building line of Second Street and the northwestern building line of Fifth Alley; thence southwest along and upon the northwestern building line of Fifth Alley a distance of fifty-one and forty-three on hundredths (51.43) feet to the line of land now or formerly of William C. Meyers; thence northwest along the land now or formerly of said Meyers on a line parallel with the southwestern building line of Second Street a distance of twenty-six (26) feet to a point on other land now or formerly of George W. Shaffer and Margaret C. Shaffer; thence along land now or formerly of said Shaffers on a line parallel with the northwestern building line of Fifth Alley a distance of fifty-one and forty-three one hundredths (51.43) feet to the southwestern building line of Second Street; thence along and upon the southwestern building line of Second Street a distance of twenty-six (26) feet to a point at the place of beginning.

BEING known as premises no. 511 Second Street, Altoona, Pennsylvania

BEING FURTHER known as Blair County Tax Map No. 01.10-01..-092.00-000

PARCEL 2:

ALL THAT CERTAIN piece of parcel of land situate, lying and being in the City of Altoona, in the County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwestern property line of Second Street, between Fifth and Sixth Avenues, which point is twenty-six (26) feet northwest from the point of intersection of the southwestern property line of Second Street and the northwestern property line of Fifth Alley; thence in the northwesterly direction, along and upon the southwestern property line of Second Street, a distance of twenty-six (26) feet to a point on line of land now or formerly of George W. Shaffer; thence in a Southwesterly direction, along and upon the line of land now or formerly of George W. Shaffer, a distance of fifty-one and forty-three one hundredths (51.43) feet to a point on line of land now or formerly of William C. and Anna M. Meyer; thence in the Southeasterly direction along and upon the line of land, now or formerly of William C. and Anna M. Meyer, a distance of twenty-six (26) feet to a point; thence in a northeasterly direction on a line parallel with the northwestern property line of Fifth Alley, and twenty-six (26) feet northwest there from a distance of fifty-one and forty-three one hundredths (51.43) feet to a point on the southwestern property line of Second Street, the place of beginning and being known as premises No. 513 Second Street, Altoona, Pennsylvania.

BEING known as Blair County tax Map No. 01.10-01..-091.00-000

BEING the same premises which Kenneth E. Knisely and Vickie A. Knisely, husband and wife, by deed dated July 27, 2020 and recorded on July 31, 2020 in Instrument No. 202010268 in the Recorder of Deeds of Blair County, granted and conveyed unto Courtney L. Hillard.

PROPERTY ADDRESS: 513 2ND STREET & 511 2ND STREET, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-01..-092.00-000 & 01.10-01..-091.00-000

Seized and taken into execution to be sold as the property of COURTNEY L. HILLARD in suit of CARRINGTON MORTGAGE SERVICES, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
HILL WALLACK, LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania